145.0	0011	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	977,800 / 977,800
					USE VALUE:	977,800 / 977,800
					ASSESSED:	977,800 / 977,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
89		ARLMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FARINA PAUL J & RUTH A/LIFE ES
Owner 2:	
Owner 3:	
Street 1:	85 ARLMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FARINA PAUL J & RUTH A -
Owner 2:	-
Street 1:	24 SPICE ST
Twn/City:	CHARLESTOWN
St/Prov:	MA Cntry:
Postal:	02129

NARRATIVE DESCRIPTION

This parcel contains .339 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1962, having primarily Vinyl Exterior and 2896 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14782.000	279,300	7,700	690,800	977,800
Total Card	0.339	279,300	7,700	690,800	977,800
Total Parcel	0.339	279,300	7,700	690,800	977,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 337.68 /Parcel: 337.68

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 95701

GIS Ref

GIS Ref

Insp Date 01/14/09

!11399!

PREVIOUS ASSESSMENT

Parcel ID 145.0-0011-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	279,300	7700	14,782.	690,800	977,800		Year end	12/23/2021
2021	101	FV	268,700	7700	14,782.	690,800	967,200		Year End Roll	12/10/2020
2020	101	FV	273,400	7700	14,782.	690,800	971,900	971,900	Year End Roll	12/18/2019
2019	101	FV	219,700	8000	14,782.	647,600	875,300	875,300	Year End Roll	1/3/2019
2018	101	FV	219,700	8000	14,782.	535,300	763,000	763,000	Year End Roll	12/20/2017
2017	101	FV	219,700	8000	14,782.	492,200	719,900	719,900	Year End Roll	1/3/2017
2016	101	FV	219,700	8000	14,782.	449,000	676,700	676,700	Year End	1/4/2016
2015	101	FV	220,100	8300	14,782.	440,400	668,800	668,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:27:11

LAST REV

Date	Time
01/28/21	13:16:21
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11399

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FARINA PAUL J &	55915-563		11/29/2010	Family	100	No	No		
FARINA PAUL J &	26611-010		8/26/1996	Convenience	1	No	No		
COLEMAN WILLIAM	13690-208		5/1/1979		59,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/28/2021	Mail Update	MM	Mary M
1/14/2009	Meas/Inspect	163	PATRIOT
12/9/1999	Mailer Sent		
11/16/1999	Measured	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	95701
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14782		Sq. Ft.	Site		0	80.	0.58	9									690,769						690,800	

Total AC/HA:	0.33935	Total SF/SM:	14782	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	690,769	Spl Credit		Total:	690,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:	1	Rating:	Fair
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	30.08	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.33897638
Const Adj.:	1.01504993
Adj $ / SQ:	135.913
Other Features:	91565
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	399518
Depreciation:	120175
Depreciated Total:	279343

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

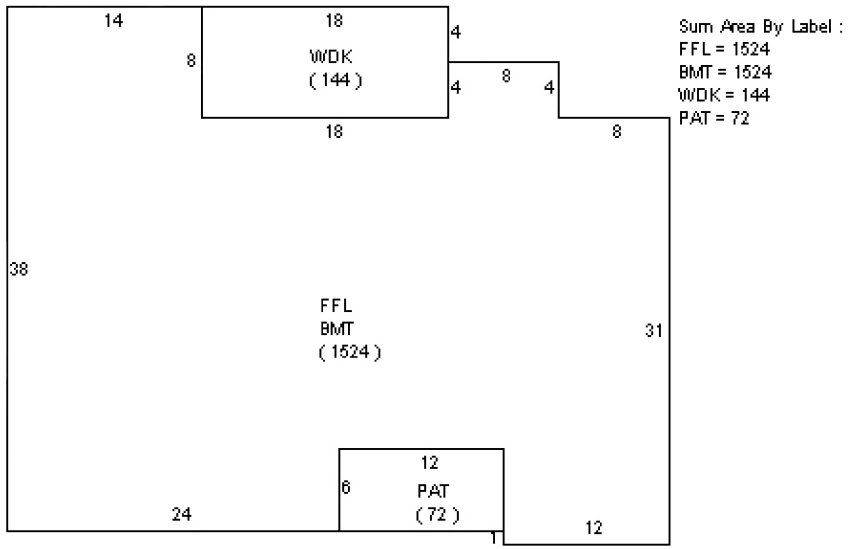
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	135.91
Special Features:	0	Val/Su Net:	85.57
Final Total:	279300	Val/Su SzAd	183.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,524	64.630	98,491
FFL	First Floor	1,524	135.910	207,131
WDK	Deck	144	13.140	1,892
PAT	Patio	72	6.090	439

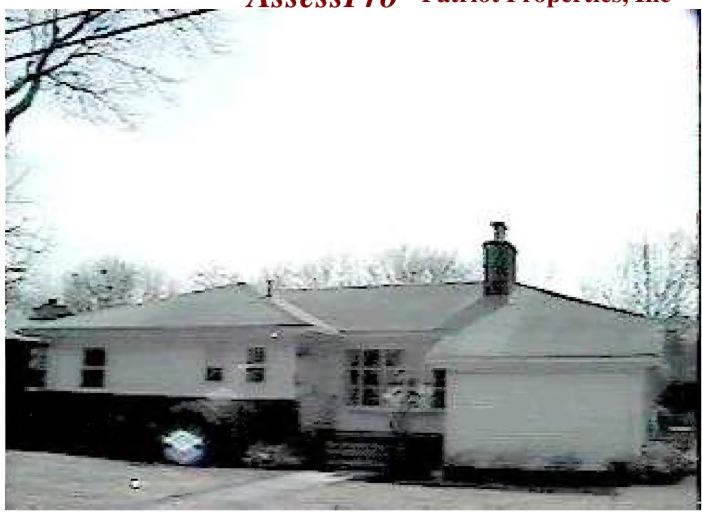
Net Sketched Area:	3,264			Total:	307,953
Size Ad	1524	Gross Area	3264	FinArea	2896

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 145.0-0011-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	24X24	A	AV	1980	19.34	T	31.2	101			7,700			7,700

More:	N	Total Yard Items:	7,700	Total Special Featues:	
				Total:	7,700